

## A package of advice and information sheets produced by the Community Council for Somerset

### Neighbourhood Plans and the Right to Build

Neighbourhood Plans aim to give communities more say about what can be built in their area, while the intention of the Community Right to Build is to enable the community to build small-scale, site specific projects without going through the normal planning process.

Neighbourhood planning *cannot* be used to block the building of the homes and businesses considered to be necessary to meet the area's current and future needs and which are already included in Local Development Plans or Planning Policies. However, it can be used to influence the type, design, location and mix of new development. In order to explore these issues you will need to establish a neighbourhood forum that is recognised by the Council.

#### Neighbourhood planning involves producing either:

**A Neighbourhood Plan:** This establishes the vision and planning policies for the use and development of land in your neighbourhood. Once adopted it will be used when deciding planning applications.

**A Neighbourhood Development Order:** This grants consent in a particular area for types of new developments that the community want to see go ahead.

**A Community Right to Build Order:** This is a type of Neighbourhood Development Order which gives communities the power to develop, for instance, small-scale housing and other facilities that they want without the need to apply for planning permission. These structures are subject to an independent examination and a local referendum before they can be adopted.

### Neighbourhood Planning and Community Right to Build - FUNDING

All groups writing a Neighbourhood plan or Neighbourhood development order will be eligible to apply for up to **£8,000** in grant funding.

Some ideas of what you might apply to use grant for include:

- Paying for a consultant(s) to do some engagement with your local community
- Developing a website
- Training sessions for members of the steering group
- Help with putting together a project plan
- Undertaking a household survey
- Help with developing the evidence base
- Engaging a planning expert
- Venue hire, publicity materials, printing and other costs associated with consultation.

Groups facing more complex issues can apply for specific packages of technical support where needed, and may also be eligible for further **£6,000** in grant funding.

Groups With Complex Issues Include:

- Neighbourhood forums (where there is no Parish or Town Council)
- Clusters of parishes
- High growth areas
- Deprived areas
- Business led neighbourhood plans
- Populations of over 25,000
- Groups preparing a neighbourhood development order

## Where do we apply for funding?

Grants are being processed through Locality. All the information can be found on their website: [www.locality.org.uk](http://www.locality.org.uk) or [CLICK HERE](#).

Restrictions on the Neighbourhood planning grant:

- You can only apply for funds that you can spend within 6 months or before the end of the current financial year, whichever is the earliest.
- You can only apply for between £1000 and £8000. If your application is not within this range it will be automatically rejected.
- You cannot apply retrospectively for work that has already taken place.
- You cannot apply for the cost of staff or volunteer's time, except for specialist consultants.

## Support & Advice

Apart from your local authority, advice on how to carry out a Neighbourhood Plan, help with the process or development of projects identified within the plan, can also be sought from the following organisations:

- Community Council for Somerset [www.somersetccc.org.uk](http://www.somersetccc.org.uk) tel: 01823 331222
- Locality <http://locality.org.uk/about>
- Somerset Market Towns [www.somersetmarkettowns.co.uk](http://www.somersetmarkettowns.co.uk) : tel - 01458 259077
- The Royal Town Planning Institute (Planning Aid): tel - 020 7929 9494
- The Prince's Foundation for Building Community: tel - 020 7613 8500
- The Campaign to Protect Rural England: tel - 020 7981 2800
- The National Association of Local Councils - for the Somerset Association of Local Councils (SALC) call 01823 252515 Planning Portal  
<http://www.planningportal.gov.uk/inyourarea/neighbourhood>

### CCS Support

CCS can support you with tailored information and advice, as well as supporting your community or group with business planning, surveys and delivering community engagement. If you would like to know more, please contact us on 01823 331222 [jane@somersetccc.org.uk](mailto:jane@somersetccc.org.uk) or [clare@somersetccc.org.uk](mailto:clare@somersetccc.org.uk)